| 097.0 | 0003 | 0014.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,185,500 | / | 1,185,500 |
| USE VALUE: | 1,185,500 | / | 1,185,500 |
| ASSESSED: | 1,185,500 | / | 1,185,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 22 | | HUTCHINSON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | COUGHLIN BRIAN J ETAL/ TRS |
| Owner 2: | BRIAN J COUGHLIN LIVING TRUST |
| Owner 3: | OLGA MUSATOVOVA LIVING TRUST |
| Street 1: | 22 HUTCHINSON ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | COUGHLIN BRIAN J - |
| Owner 2: | MUSATOVOVA OLGA - |
| Street 1: | 22 HUTCHINSON ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 17,510 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2884 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 17510.000 | 354,000 | 4,400 | 827,100 | 1,185,500 |
| Total Card | 0.402 | 354,000 | 4,400 | 827,100 | 1,185,500 |
| Total Parcel | 0.402 | 354,000 | 4,400 | 827,100 | 1,185,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.06 | /Parcel: 411.0

## Legal Description

## User Acct

63503

## GIS Ref

## GIS Ref

## Insp Date

02/24/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 097.0-0003-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 354,500 | 4400 | 17,510. | 827,100 | 1,186,000 | 1,186,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 276,500 | 4400 | 17,510. | 827,100 | 1,108,000 | 1,108,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 346,200 | 4400 | 17,510. | 709,000 | 1,059,600 | 1,059,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 350,600 | 4400 | 17,510. | 661,700 | 1,016,700 | 1,016,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 350,600 | 4400 | 17,510. | 567,200 | 922,200 | 922,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 331,100 | 4400 | 17,510. | 508,100 | 843,600 | 843,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 331,100 | 4400 | 17,510. | 470,300 | 805,800 | 805,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 331,100 | 4400 | 17,510. | 448,400 | 783,900 | 783,900 | | 12/13/2012 |

!7926!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 22:31:30 |

## LAST REV

| Date | Time |
|---|---|
| 10/26/20 | 09:50:45 |

danam

## PAT ACCT.

7926

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 63503 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| COUGHLIN BRIAN | 73248-139 | 1 | 9/9/2019 | Convenience | 1 | No | No | | |
| RICHARDSON PATR | 69312-422 | | 5/22/2017 | | 1,010,000 | No | No | | |
| KENRICH WALTER/ | 49920-180 | | 8/9/2007 | | 733,000 | No | No | | |
| HUGGINS ALLAN | 31253-140 | | 3/28/2000 | | 495,000 | No | No | | |
| HUGGINS ALLAN W | 24237-183 | | 2/3/1994 | | | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/14/2020 | 762 | Insulate | 5,459 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/7/2018 | SQ Returned | EMK | Ellen K |
| 2/24/2017 | Measured | DGM | D Mann |
| 6/17/2009 | Measured | 189 | PATRIOT |
| 12/3/2008 | MLS | MM | Mary M |
| 6/20/2000 | MLS | MM | Mary M |
| 12/9/1999 | Inspected | 263 | PATRIOT |
| 11/9/1999 | Mailer Sent | | |
| 10/15/1999 | Measured | 264 | PATRIOT |
| 12/1/1981 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 17510 | | Sq. Ft. | Site | | 0 | 70. | 0.67 | 4 | | | View | 25 | | | | | 827,133 | | | | | | 827,100 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.40197 | Total SF/SM: | 17510 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | |
| Total: | 827,133 | Spl Credit | | Total: | 827,100 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | N - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 75 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.06111979 |
| Const Adj.: | 0.89990997 |
| Adj $ / SQ: | 119.364 |
| Other Features: | 94259 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 513067 |
| Depreciation: | 159051 |
| Depreciated Total: | 354016 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 5 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

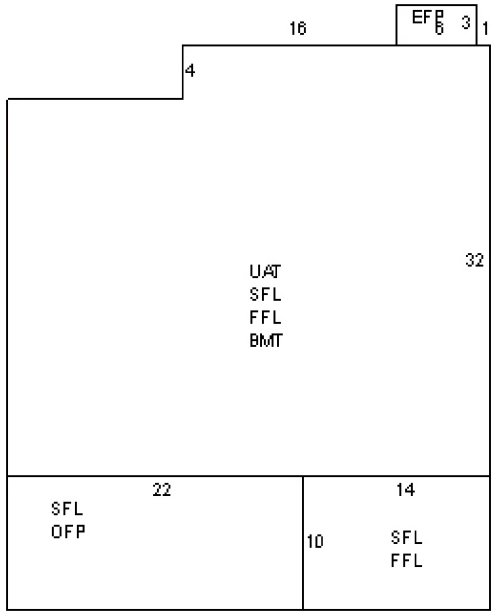
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 5 | |
| Totals | | | |
| 1 | 9 | 5 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 131.30 |
| Special Features: | 0 | Val/Su Net: | 84.95 |
| Final Total: | 354000 | Val/Su SzAd | 138.61 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,314 | 119.360 | 156,844 |
| FFL | First Floor | 1,240 | 119.360 | 148,011 |
| BMT | Basement | 1,100 | 43.870 | 48,253 |
| UAT | Upper Attic | 275 | 47.750 | 13,130 |
| OFP | Open Porch | 220 | 21.600 | 4,752 |
| EFP | Enclos Porch | 18 | 65.330 | 1,176 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,167 | | | Total: | 372,166 |
| Size Ad | 2554 | Gross Are | 5138 | FinArea | 2884 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 30 | | |
| SFL | 90 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 097.0-0003-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X16 | A | AV | 1930 | 22.81 | T | 40 | 101 | | | 4,400 | | | 4,400 |

| More: | N | Total Yard Items: | 4,400 | Total Special Featues: | | Total: | 4,400 |
|---|---|---|---|---|---|---|---|